

Ms. Fatima Silveira

Advocate

Velho Building, Panaji
Ph:(0) 2228904/9822985250

Office: 3rd Floor

TITLE SEARCH REPORT

I. - DESCRIPTION OF THE PROPERTY

All that Plot no.38 admeasuring 946.50 sq.mts. being a part of the larger property admeasuring 15950 sq.mts. known as 'TERCEIRO LOTE AND QUARTO LOTE OF PALMAR BETIM' situated at Reis Magos, within the limits of Village Panchayat Reis Magos, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa, described in the Office of Land Registrar under no.4245 of Book B-1 Old and its enrolled in the Taluka Revenue Office under Matriz no.101 and 105 and is surveyed under no.57/1 of Village Reis Magos.

The SAID PLOT is bounded as under:-

Towards the North:-By the property bearing Survey no.56 of Village Reis Magos.

Towards the South:-By remaining part of Survey no.57/1 of

Village Reis Magos.

Towards the East :-By the limits of the Village Penha de

Franca separated by a passage or road.

Towards the West :-By the property bearing Survey no.63 and part of 57/1 of Village Reis Magos.

II.-LIST OF DOCUMENTS

(1)-Survey Form I & XIV bearing survey no.57/1 of Village Reis Magos.

(i)-Deed of Sale dated 07-11-1988 registered under no 857/89 in Book I vol 64 on 09-11-1989 in the Office of the Sub-Registrar Ilhas at Panaji Goa.

(iii)-Final Sub-Division of Plots (Phase III) dated 01-08-1994 issued by the Village Panchayat of Reis Magos, under no VP/RM/F.10/(Sub.Div)/94-95/209.

(iv)-Deed of Sale dated 20-08-1992, registered under no 488/93 on 23-03-1993 in the Office of the Sub-Registrar Ilhas at Panaji Goa.

(v)-Deed of Sale dated 24-08-1995 registered under no.1439 at pages 167 to 184 of Book I Vol. 442 on 05-09-1995 in the Office of the Sub-Registrar Ilhas at Panaji Goa.

(vi)-Deed of Sale dated 24-08-1995 registered under no.1440 at pages 185 to 202 of Book I Vol. 442 on 05-09-1995 in the Office of the Sub-Registrar Ilhas at Panaji Goa.

(vii)-Deed of Sale dated 26-07-2024 registered under book 1 Document Registration Number BRZ-1-4508-2024 on 26-08-2024 in the Office of the Sub-Registrar Bardez at Mapusa Goa.

(viii)-Deed of Rectification dated 21-12-2024 registered under Book 1 Document Registration Number BRZ-1-176-2025 on 08-01-2025 in the Office of the Sub-Registrar Bardez at Mapusa Goa.

-2-

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-3-

(ix) Nil Encumbrance Certificate dated 02-04-2024 under no NEC/9/2024/896 to cover a period from 01-01-2010 to 19-03-2024 from the Office of the Sub-Registrar Bardez at Mapusa Goa.

III.-FLOW OF TITLE

On perusal of the aforementioned documents I confirm that all that Plot no.38 admeasuring 946.50 sq.mts. being a part of the property admeasuring 15950 sq.mts. known as 'TERCEIRO LOTE AND QUARTO LOTE OF PALMAR BETIM' situated at Reis Magos, within the limits of Village Panchayat Reis Magos, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa, .

That the said property admeasuring 15950 sq.mts. being a part of the larger property admeasuring 115532 sq mts originally belonged to M/s Deepak Engineers & Builders, a Partnership Firm having purchased the same by virtue of Deed of Sale dated 07-11-1988 registered under no 857/89 in Book I vol 64 on 09-11-1989 in the Office of the Sub-Registrar Ilhas at Panaji Goa.

That the said M/s Deepak Engineers & Builders, developed a portion admeasuring 15950 sq.mts.out of the whole property 115532 sq.mts. and subdivided the same into plots and on 01-08-1994, the Village Panchayat Reis Magos issued Final Sub-Division of Plots(Phase III), under no.VP/RM/F.10/(Sub.Div)/94-95/209.

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-4-

That by a Deed of Sale dated 20-08-1992, M/s. Deepak Engineers & Builders, sold the said plot no. 38 to Shri. Mohan Gopinath Kurade; which Deed is registered under no.488/93 on 23-03-1993 in the Office of the Sub Registrar Ilhas at Panaji Goa.

That by a Deed of Sale dated 24-08-1995, Shri. Mohan Gopinath Kurade and his wife Smt. Neela Mohan Kurade sold the Western Half of the said Plot to DR SHEELA GAJANAN LAUD, and her husband, DR. GAJANAN WAMAN LAUD, which Deed is registered under no 1439 at pages 167 to 184 of Book I Vol.442 on 05-09-1995 in the Office of the Sub Registrar Ilhas at Panaji Goa.

That by a Deed of Sale dated 24-08-1995, Shri. Mohan Gopinath Kurade and his wife Smt. Neela Mohan Kurade sold the Eastern Half of the Said Plot to DR SHEELA GAJANAN LAUD, and her husband, DR. GAJANAN WAMAN LAUD, which Deed is registered under no.1440 at pages 185 to 202 of Book I Vol.442 on 05-09-1995 in the Office of the Sub Registrar Ilhas at Panaji Goa.

That by a Deed of Sale dated 26-07-2024, DR SHEELA GAJANAN LAUD and her husband, DR. GAJANAN WAMAN LAUD sold the Said Plot to SRIVILAS REALTY LLP, a Partnership Firm, which Deed is registered under book I Document Registration Number BRZ-1-4508-2024 on 26-08-2024 in the Office of the Sub Registrar Bardez at Mapusa Goa.

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-5-

That by a Deed of Rectification dated 21-12-2024, the rectals in the said Deed of Sale dated 26-07-2024 was rectified, which Deed of Rectification is duly registered in the Office of the Sub-Registrar Bardez at Mapusa Goa.

Nil Encumbrance Certificate dated 02-04-2024 under no NEC/9/2024/896 produced on record from the Office of the Sub Registrar Bardez at Mapusa Goa confirms that there is no registered charge on the said property from 01-01-2010 to 19-03-2024.

IV.-CERTIFICATE

In the light of the above I confirm that SRIVILAS REALTY LLP has and hold absolute, valid clear, and marketable to the said Plot no.38 admeasuring 946.50 sq.mts. surveyed under no.57/1 of Village Reis Magos.

Panaji-Goa, 26-06-2025

Adv. Fatima Silveira
Ms. Fatima Silveira
Advocate

This Title Opinion is based only on above facts and above mentioned documents provided to me, any court litigation/other dispute of the Captioned Property is not subject of this Search and Title Opinion.